

**MINUTES  
CITY OF EDINA, MINNESOTA  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
JUNE 27, 2012  
7:00 P.M.**

**I. CALL TO ORDER**

Acting Chair Staunton called the meeting of the Edina Planning Commission to order at 7:00 PM.

**II. ROLL CALL**

Answering the roll call were Commissioners Scherer, Forrest, Potts, Platteter, Fischer, Staunton and Grabiell

Absent from the roll: Schroeder, Carpenter and Cherkassy

**III. APPROVAL OF MEETING AGENDA**

Meeting Agenda was approved as submitted.

**IV. APPROVAL OF CONSENT AGENDA**

**Commissioner Fischer moved approval of the June 13, 2012, meeting minutes. Commissioner Fischer seconded the motion. Commissioner Platteter seconded the motion. All voted aye; motion carried.**

**V. COMMUNITY COMMENT**

No comments.

**VI. PUBLIC HEARINGS**

**A. A Comprehensive Plan Amendment, Preliminary Development Plan and Rezoning from POD-1, Planned Office District to PUD for Mount Development Co. 6500 France Avenue and 4005 West 65<sup>th</sup> Street.**

**Planner Presentation**

Planner Teague reported that Mount Properties is proposing to tear down the existing office buildings at 4005 West 65<sup>th</sup> Street and 6500 France Avenue to build a new six-story, 81-foot tall, 102,406 square foot medical office/retail building with a detached 5-level parking ramp. The project is proposed to be developed in two phases. The first phase

would be the construction of a 4-story, 69,456 square foot medical office with a 3-level detached parking ramp. The second phase would add two levels to each structure.

The first floor of the new building would contain 7,000 square feet of retail space including a coffee shop, barber shop and medical supplies. The next four levels would contain 62,310 square feet of medical office.

In order to obtain the above-mentioned approvals, the applicant must go through a two-step process.

The first step in the process is to obtain the following approvals:

1. A Comprehensive Plan Amendment to allow a building height of 6 stories and 81 feet on this site. The Comprehensive Plan requires a maximum height of 4 stories or 48 feet.
2. Preliminary Rezoning from POD-1, Planned Office District to PUD, Planned Unit Development; and
3. Preliminary Development Plan.

If the Comprehensive Plan Amendment, Preliminary Rezoning and Preliminary Development Plan are approved by the City Council, the following is required for the second step:

1. Final Development Plan and Final Rezoning to PUD.
2. Zoning Ordinance Amendment establishing the PUD.

The Planning Commission considered and recommended denial of a proposal for just the 6500 France site to construct a 5-story building on the site. The applicant elected not to go before the City Council for review, after the denial; rather, they attempted to address the comments made by the Planning Commission, including acquiring the property to the west to include within the development, revised their plans, and are now back again before the Planning Commission for review of a PUD.

Planned Teague concluded that staff recommends approval of the following:

*Comprehensive Plan Amendment*

Recommend that the City Council approve the request for a Comprehensive Plan Amendment to allow a 6-story, 81-foot tall building on the site.

Approval is subject to the following findings:

1. The proposed height is consistent with adjacent buildings to the south and east. To the south, the Point of France building is 13 stories and 123 feet tall. To the east, Fairview Southdale Hospital is 8 stories and 124 feet tall, and Southdale Medical Center is 6 stories and 92 feet tall.

2. The building includes a podium height of one-story along the street, which would give pedestrians on the sidewalk in front, a feeling that the building is not as tall.
3. The proposed plan would meet the density requirement of a 1.0 floor area ratio.

*Preliminary Rezoning to Planned Unit Development*

Recommend that the City Council approve the Preliminary Rezoning from POD-1, Planned Office District to PUD, Planned unit development.

Approval is based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides podium height, and front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street.
3. The design of the building is of a high quality brick, glass and concrete. A four story building would be generally consistent with the four story buildings on West 65<sup>th</sup> Street.
4. Traffic would be improved in the area by eliminating the right-in and out access on France Avenue.
5. Based on the traffic study done by WSB, the existing roadways can support the proposed development.
6. The proposed project would meet the following goals and policies of the Comprehensive Plan:
  - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
    - Locate prominent buildings to visually define corners and screen parking lots.
    - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
    - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
    - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
  - b. Movement Patterns.
    - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
    - Limit driveway access from primary streets while encouraging access from secondary streets.
    - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)

- c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

Preliminary approval is also subject to the following conditions:

1. The Final Development Plan must be generally consistent with approved Preliminary Development Plans dated May 29<sup>th</sup> and June 18, with the following revisions:
  - a. The parking ramp must be finished on all elevations to match the cornice on the medical building and the stair and elevator tower on the parking ramp.
2. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative on pages A23–A27 of the staff report.
3. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
4. Compliance with all of the conditions outlined in the city engineer's memo dated June 19, 2012.
5. As part of a Developers Agreement the property owner would be required to participate in appropriate cost sharing for signal improvements at 65<sup>th</sup> Street and France Avenue.
6. Adoption and compliance with a PUD Ordinance for the site.

### **Appearing for the Applicant**

Stephen Michals, Mount Development Co., Ed Farr, Edward Farr Architects and Mark Rausch, Alliant Engineering

### **Initial Discussion/Comments**

Commissioner Staunton noted that Planner Teague did a zoning code comparison for PUD from POD-1 and asked Planner Teague if he ever did a comparison if the site were rezoned to Regional Medical, not PUD. Planner Teague responded he did and found that the zoning requirements are basically similar; setbacks based on building height etc.; however, there is a change in the Floor Area Ratio (FAR) . Under Regional Medical the FAR would comply.

Commissioner Potts asked Mr. Rickart his impression on how the revisions to the plan and the acquisition of the property to the west impacted traffic and circulation. Rickart said he analyzed the site at full build out, adding one difference as the result of the land acquisition was access was changed from one to two. Rickart said in his opinion the two full movements off West 65<sup>th</sup> and the additional movement on France are a benefit. Continuing, Rickart said the analysis indicated that this change may have diluted the traffic; however, the Level of Service (LOS) for this area does indicate some delays with a D rate. Rickart further explained the LOS is a grading system from "A" to "F". This describes the

average amount of control delay per vehicle as defined in the Highway Capacity Manual (HCM)

Commissioner Forrest asked Mr. Rickart what triggers signal improvements. Rickart responded that improvements to signalization are usually the result of delays and then it becomes a timing issue. Rickart said they would work with the County on the timing of the traffic signals to ensure adequate vehicle movements.

Chair Grabel asked Planner Teague to clarify for him if the Commission acts this evening is the Commission voting on the entire build out. Planner Teague responded in the affirmative. He explained the approval process is a two part process; however, when the second phase proceeds site plan review would be required.

### **Applicant Presentation**

Mr. Michals addressed the Commission reporting as per the suggestion of the Commission that Mount Development acquired the office building to the west. Continuing, Michals delivered a power point presentation highlighting the revisions to the plans since the Commission last viewed the proposal. Revisions are as followed:

- Acknowledge as per the Commission comments that this corner can be considered the "gateway" to the Southdale area.
- Note the revised proposal is slightly below the suggested FAR maximum of 1.0 identified for this Regional Medical District.
- Joining the two parcels was advantageous; however 6-levels are needed to offset the cost of the acquisition.
- The project would be developed in phases. Phase 1 would consist of removing the buildings and constructing a new four story rentable medical office building with a detached 3-level garage. Phase 2 would add two stories to the medical office building with the possibility of expanded the ramp another two levels. Phase II can be accomplished while the building is open.

Ed Farr addressed the Commission informing them he was delighted when the development team acquired the additional property to the west. Farr said joining the parcels created advantages to the site layout. Farr highlighted the following:

- Relocation of the building access from France Avenue to West 65<sup>th</sup> Street
- Two entrance/exit points off West 65<sup>th</sup> Street and one off France Avenue
- A dedicated delivery area for the building along with the visitor entry drop-off circle at the front door was created and is a huge plus. This access is a "home run" for a medical office building because it's so important to get customers to the "front door".
- Increased building setbacks.
- Low slung parking structure with one level completely underground.

- Parking spaces are proposed at 9-feet; however, can be downsized to 8'6" to gain more parking stalls.
- Proof of Parking Agreement.
- Retain the already mature landscape buffer between Point of France and add additional coniferous trees and over-story trees along south yard.
- Green roof areas with decorative railings.
- All ramp openings are louvered.
- Respectfully request that condition 1. A. with respect to the dark cornice that the dark cornice not be extended to the ramp.

Mr. Farr submitted for review the exterior building materials.

In conclusion Mr. Michals noted at the last meeting before the Planning Commission the development team was asked how the community benefits from the new project. Michals indicated the following benefits:

- 6500 France and 4005 65<sup>th</sup> St. buildings would be removed with both law firms relocated into the community. Retains the current jobs.
- Proposal is consistent with the guide plan.
- The building is designed to allow cross referrals among clinics.
- Create a pedestrian environment along France Avenue.
- Green building practices.
- Green roof.
- Alternative transportation.
- Real estate tax benefit.
- 70 new medical staff positions noting construction jobs during the construction of the building.
- Storm water management.
- Building exterior has been enhanced.
- Carbon Impact Analysis.
- Ramp Enhancements.
- Extensive landscaping, streets plantings and an area for art. Art will be commissioned for the center area.

### **Follow-up discussion**

Commissioner Staunton said he was very glad to see that the "orphan" property has been added to the development site, adding acquiring that of property eliminated a major concern for him. Staunton said another question is why the building is proposed to be built in phases. Mr. Michals responded that in his opinion it isn't prudent to have "empty real estate", adding he believes the Southdale area can handle about 30,000 square feet of new medical office space per year. Continuing, Michals said it's important that Phase 1 is completed and leased before beginning Phase II. Michals noted the leasing cycle is roughly a 2-year cycle. Concluding, Michals said he isn't sure when Phase II would be constructed.

Commissioner Staunton noted that he recalls reading in the applicant narrative that it's possible that a pedestrian bridge/skyway could be built between the proposed parking ramp and office building in the future. Staunton asked if this was still the case. Mr. Farr responded in the affirmative.

Commissioner Platteter acknowledged the acquisition of the lot to the west, adding he was very happy to see that occur because in his opinion the original proposal was just too tight. Continuing, Platteter asked if it's realistic to add two stories to an occupied building. Michals responded that is isn't easy; however, it can be done.

Continuing, Platteter said he didn't see store front openings along France Avenue, adding that's a disappointment to him. Platteter said he agrees with past discussions that acknowledged that this corner was an important corner in the Greater Southdale area, pointing out that in eliminating the front door off France Avenue the corner now lacks "punch". Platteter commented that France Avenue and this corner need to be showcased.

Platteter stated he likes the access circulation and ramp circulation for the most part; however, he said he thinks more handicapped parking stalls are needed and barriers constructed within the "center" establishing pedestrian safety. Platteter also added they need to pay close attention to the loading dock area so people don't become confused. Concluding, Platteter encouraged the applicant to continue to think about adding a pedestrian bridge/skyway over West 65<sup>th</sup> Street connecting this corner with the corner across the street thereby creating access to the Fairview Southdale Hospital.

Commissioner Fischer said he agrees this proposal is an improvement from the previous proposal and also agrees with Mr. Farr that the darkened cornice should not be continued to the ramp. Fischer also suggested that a lighter color be used on the parking ramp louvers. He said he understands with the darker louvers it gives the appearance of windows; however, creating an airy feel to the parking ramp is best, not drawing attention to a parking ramp is always a good thing.

Commissioner Fischer stated that the landscaping plan is good, but he continues to be concerned with pedestrian movement and the pedestrian environment. Fischer said he doesn't want this corner to "fall flat" and as mentioned by Commissioner Platteter the omission of doors to the retail spaces inhibits pedestrian movement and reduces the appeal of the façade from France Avenue. Concluding Fischer said he also is a bit concerned about the shallowness of the podium green/roof area, but understands the challenges.

Commissioner Forrest stated she also likes the layout presented this evening better than the previous layout, acknowledging the importance of acquiring the lot to the west. Forrest said she was disappointed with the façade of the building (along France Avenue) adding she thought the previous façade was more attractive and attention getting. Continuing, Forrest said attention should be paid to signage, adding she wants the bicycle area easily identified. Concluding, Forrest said she likes the outdoor art elements and suggested they continue to the lobby area.

In response to comments from Commissioners Mr. Michals said that there will be specific areas designated for bikes. The lobby area is large and art would be used in the lobby as well as on each floor, adding they have an art budget. Michals also reported they are working with tenants that desire doors, adding the option of adding doors is very good. Michals said he would take all comments on signage, skyways, loading dock areas, louvers, etc. under advisement.

### **Public Comment**

Marilyn Kemme, 6566 France Avenue, told the Commission the applicants met with the owners of Point of France on June 14, adding they were pleased with the revised plans, but would like the height of the building to be limited to 4-stories not the 6-stories as proposed. Kemme said the neighbors on the north side of the building are opposed to a 6-story building.

Gary Lichliter, 6566 France Avenue echoed Ms. Kemme's comments, pointing out approval is being requested for all 6-stories, even though they are indicating at this time that they would only build 4-stories in Phase I. Lichliter noted if approval were given for the full build out nothing would stop them from building the building at 6-stories at first; not 4.

John Windhorst, 6566 France Avenue said in his opinion the 4-story building is very attractive; however those additional two stories will have impact. Windhorst encouraged support for 4-stories.

Mark Waterston, 6566 France Avenue said his worry continues to be with emergency vehicles and traffic congestion. Waterston said in reality this neighborhood is a residential neighborhood; not medical office as proposed.

Mary Kramer, 6566 France Avenue said her biggest concern is with traffic. This building will add additional traffic to an already congested area.

Norman Gurstel, 6566 France Avenue, said his concern is with property values, adding he believes the property values will be lowered as a result of this proposal.

Stacy Gallup, representing owners of the subject properties urged the Commission to be flexible, adding in her opinion these two sites are regional medical; not residential.

Peter Pustorino, 4005 West 65<sup>th</sup> Street told the Commission he has owned his building for 32 years and believes his property should be part of this proposed regional medical expansion. He pointed out a medical complex is a very logical expansion for this corner. Continuing, Pustorino said the City should view this as a very exciting opportunity. These two sites are older sites and the new proposal benefits the entire City of Edina. Concluding, Pustorino said it's time to move on.

## **Motion**

**Commissioner Platteter moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; public hearing closed.**

## **Final comments/motion**

A discussion ensued with Commissioners in agreement that the revised plans are superior to the plans previously presented and they can support the proposal as presented.

Commissioners reiterated the following:

- Acknowledge that this was the next step logical in redevelopment of this corner.
- Acknowledge the importance of this corner; it needs a good development.
- Encourage more interfacing with France Avenue; open up the façade more.
- Building height at 6-stories can be supported.
- Reiterate the importance of store front doors; work on this between now and final approvals.
- Proponents of a skyway system. Encourage building to be able to support skyways internally and across West 65<sup>th</sup> Street.
- Consider placing planters on the tops of the ramps
- Ensure that all landscaping and planting indicated are planted, retained and maintained.
- Ensure lighting throughout the site is sensitive to the residential neighbors in the area.
- Reconsider fee based parking; however, acknowledge it occurs in the area.
- Support alternative transportation methods – can see a time when bikes would be seen on France Avenue.
- Be mindful of signage
- Full support of podium height

Chair Grabiell suggested that any recommended approval should be done in two parts; first, Comprehensive Guide Plan Amendment and second, preliminary rezoning and development plan approval.

## **Motion**

**Commissioner Staunton moved to recommend approval of the Comprehensive Guide Plan Amendment consistent with the findings and conditions noted in the staff report. Commissioner Platteter seconded the motion. All voted aye; motion carried.**

**Commissioner Staunton moved to recommend preliminary rezoning to PUD and preliminary development plan approval based on staff findings and subject to staff conditions excluding condition 1. A. found on page 13 of the staff report. Staunton also noted that all efforts must be made to enhance France Avenue for pedestrians**

**with access into the building. Commissioner Scherer seconded the motion. All voted aye; motion carried.**

## **VII. REPORTS AND RECOMMENDATIONS**

### **A. A Lot Division request for Margaret Schultz, 5100 Ridge Road and 5101 Green Farms Road.**

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#### **Planner Presentation**

Planner Teague explained that Margaret Scholz is requesting to shift the existing lot line that divides her properties at 5100 Ridge Road and 5101 Green Farms Road.

There is no new lot being created with the request, it is simply a shift in the rear lot line for each of these lots to provide a larger back yard for the home at 5101 Green Farms Road.

Planner Teague concluded that staff recommends that the City Council approves the Lot Division of 5100 Ridge Road and 5101 Green Farms Road as requested on the proposed lot division date stamped June 5, 2012. Approval is subject to the following condition:

1. All building activity on either lot must comply with all minimum zoning ordinance standards.

#### **Discussion/Comments**

Commissioner Forrest commented that this lot line rearrangement could in the future skew the "neighborhood" median; especially for lot depth.

Chair Grabiell said his concern is with the odd lot line rearrangement, adding in his opinion the larger lot should accept the unusual "L" rearrangement; not the smaller lot. Grabiell said that would make more sense to him.

Planner Teague explained that both lots are owned by the same person and that this is the lot line rearrangement they submitted. Teague noted that the resulting lot division meets all median lot size requirements, while one of the existing lots does not meet the lot area or depth median.

#### **Motion**

**Commissioner Staunton moved to recommend lot division approval based on staff conditions. Commissioner Fischer seconded the motion. All voted aye; motion carried.**

## **B. Sketch Plan Review – BKV Group – 5109 and 5117 West 49<sup>th</sup> Street. Vernon Avenue Senior Housing**

### **Planner Presentation**

Planner Teague informed the Commission they are being asked to consider a sketch plan request to redevelop three lots at 5109-5125 West 49<sup>th</sup> Street. The applicant is proposing to tear down the existing two apartments and single family home on the site and building a new four story 44-foot tall, 60 unit senior housing building. The density of the project would be 43 units per acre.

Teague reminded the Commission the applicant had previously proposed a six story, sixty foot tall, 98-unit senior housing building that was considered by the Planning Commission on March 28, 2012.

Teague explained that the existing property is zoned PRD-2, Planned Residential District-2, which allows residential building containing six or fewer dwelling units. The existing apartments contain four and five units each. The applicant would be seeking a rezoning of the property to PUD, Planned Unit Development. The site is guided LDAR, Low Density Attached Residential (1-4 units per acre), therefore, a Comprehensive Plan Amendment to HDR, High Density Residential would be required.

The applicant is again requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the applicant shall be considered advisory only, and shall not constitute a binding decision on the request.

Concluding Teague indicated that staff remains concerned with the proposed density of the proposed density of the proposal at 44 units per acre. While the maximum density of the PSR-4 District is 44 units per acre as requested, it is still at the high end of what the City of Edina has allowed for high density development in the past. Additionally, this site is adjacent to single-family residential homes to the north and east. The City's other high density residential sites in town are not located so close to single-family residential areas. They are generally located in the Southdale area.

### **Appearing for the Applicant**

David Motzenbecker, BKV Group and Jim Hunt, Hunt and Associates, applicant

Chair Grabiell welcomed everyone present and explained that the process for Sketch Plan Review allows a developer to bring a development/redevelopment plan before the Planning Commission to solicit comments and opinions. A Sketch Plan Review is not an official application and is not a public hearing. It is a public meeting.

## **Applicant Presentation**

Jim Hunt, addressed the Commission and said he was excited to be present this evening to share the significant changes made to the plan since the Commission last viewed it. Hunt introduced David Motzenbecker.

Mr. Motzenbecker told the Commission the unit count and building height has been decreased from 98-units to 60-units and from 6 to 4-stories. Continuing, Motzenbecker said the setback of the building from West 49<sup>th</sup> Street was increased to 82-feet. Motzenbecker told the Commission he would stand for comments/questions.

## **Comments from the Commission**

Commissioner Potts said the massing along Vernon Avenue in his opinion is acceptable; however he has two points of concern as follows:

- Concerns with the R-1 residential properties directly adjacent and to the east of the subject site. How will this impact them.
- Traffic. Traffic and stacking is a major concern. There is only one way in and one way out of this neighborhood. Has a complete traffic study been done on the intersection at 49<sup>th</sup> St and Brookside and Brookside at Interlachen. Also, what about the RR tracks-they potentially pose a real stacking problem. Stacking at the most at the tracks would be 8-car lengths. This is an issue.

Mr. Motzenbecker agreed that with only one egress it will be challenging; however, they have to deal with what exists. Motzenbecker said he was open to any suggestions.

Commissioner Platteter agreed with Potts and added that his concern remains the same as before, internal circulation and drop off. Platteter said the site cannot function without a clearly designated drop off area. He pointed out as a senior facility there will be Metro Mobility drop offs, and the usual residential deliveries; not to mention medical deliveries, US mail and visitors. A lot will be going on in this area.

Chair Grabiell said the Commission supports redevelopment; but in this instance the topographical issues, proximity to RR tracks and the R-1 properties to north create difficulty for him to support the request as submitted. Grabiell said he can't see the benefit to the immediate neighbors nor the community as the result of this proposal.

Mr. Motzenbecker said that the site will be re-landscaped and everything possible will be done to retain the trees along Vernon Avenue and nestle this building into the

hill away from the R-1 properties. Motzenbecker said that in his opinion the introduction of more life-style housing to Edina is a benefit to its residents and improving the site is also a big plus. Continuing, Motzenbecker pointed out market analysis supports the theory when people can no longer live in their single family homes they want to find housing in the same area; even neighborhood when available.

Commissioner Fischer commented that this request also includes an amendment to the Comprehensive Plan which would be a policy decision; however, for this neighborhood amending the Comprehensive Plan from low-density residential to high-density residential is a big leap. Fischer acknowledged that the proposal can be viewed as an improvement; however, this neighborhood is single family with two low-density buildings, adding he doesn't believe this type of density compensates for the improvements to the site and additional housing options.

Commissioner Potts stated he feels certain aspects of the project can be readdressed, adding he believes the proposal presented this evening is better than the previous proposal; however he still can't get by the traffic. Potts said to him that's the largest hurdle. The one way in and out and adding more density is a big concern for him.

Commissioner Scherer said she just can't get past the density. She stated in her opinion this is too much and too close to residential R-1 properties, pointing out R-1 properties are directly north and east. Scherer concluded reiterating the density of this project is too much

Commissioner Forrest said she has a number of concerns with this project. Her issues are with density, drop-off and pickup, street parking possibilities, staffing and traffic. Forrest stated in her opinion the proposed building is uncomfortable to enter and exit, pointing out the proposal has access steps to Vernon Avenue that are steep; especially for seniors. Concluding, Forrest pointed out a rezoning to PSR-4 may "fit" the project better, adding whatever process they pick; as presented this one is just too much.

Mr. Hunt responded that the proposed building will not have 24-hour staff and if "manned" would only have day staff. He asked the Commission to note that the proposed building; although for seniors, is proposed for the active senior that lives independently.

Commissioner Staunton said he agrees with many of the comments from Commissioners and added he continues to believe what's proposed is too dense. Staunton stated if the plan were to proceed the density must be reduced significantly. The proposal as submitted is just too dense for this site. Continuing, Staunton said he may feel differently if the entrance to the building was off Vernon Avenue, but it isn't, and the 49<sup>th</sup> Street entrance/exit is limited to one-way in and out, adding the railroad tracks and the steep hill to gain access to Interlachen/Vernon leave little stacking room for vehicles. Concluding, Staunton said he can't support the project as

proposed. He said he could envision townhomes; maybe 10-12, but can't visualize an apartment building of this density in this spot.

Mr. Motzenbecker informed the Commission they did consider a rezoning to PSR-4, adding with bonuses there may be a comfortable unit count range the developer could proceed with. Motzenbecker said he would take "another look" at the site and the proposed density.

Chair Grabel reiterated his concern is with the size of the building. Grabel said the building in a sense is on the wrong side of the hill; less disruption to the neighborhood would occur if the topography was more in their favor. Chair Grabel thanked the applicants for their plan and told them to take all Commission comments in good faith.

Mr. Motzenbecker and Mr. Hunt thanked the Commission for their interest and comments.

#### **VIII. CORRESPONDENCE AND PETITIONS**

Chair Grabel acknowledged "back of packet" materials.

Commissioner Staunton apprised the Commission that he attended a meeting with City Staff on the idea of developing work plans for each board or commission. Staunton said he believes sometime between now and the fall when the Commission and City Council hold their annual work session the Commission and planning staff need to "get together" to discuss developing a "work plan" for the Commission.

Commissioner Fischer said he attended a transportation meeting that discussed the France Avenue corridor. The meeting touched on three key intersections and the consultants are looking at the early start of transforming France Avenue. Fischer said this corridor needs guidance and a vision. The France Avenue of the future will not look like the France Avenue of today. Fischer said it's not unrealistic to envision bikes along this corridor.

Chair Grabel asked the Commission to refer to a Memo from Kris Aaker on a property located at 5427 Woodcrest. Grabel said it appears the City Council had some concerns about rear yard access, fill and retaining walls.

Commissioner Staunton asked if the retaining wall in question was a permitted use. Planner Teague responded in the affirmative. Expanding on his comment Teague explained the City Council expressed concern over retaining walls, fill and access. Teague said the question is should we regulate access. Continuing, Teague explained that with regard to grading, fill, etc. that the City's engineering reviews all plans to ensure property drainage. Teague said full review is also required if a retaining wall

is over 4-feet in height. Planner Teague said this would also be placed on the ongoing "bucket list".

Chair Grabel and Commissioners agreed a work session needs to be scheduled to discuss some of these issues. It was further suggested that Planner Teague review all building inspection and engineering requirements to see if some of these issues are already regulated.

**IX. STAFF COMMENTS**

No comments

**X. ADJOURNMENT**

Commissioner Potts moved adjournment at 10:30 PM. Commissioner Scherer seconded the motion. All voted aye; motion carried.

**Jackie Hoogenakker**  
**Respectfully submitted**